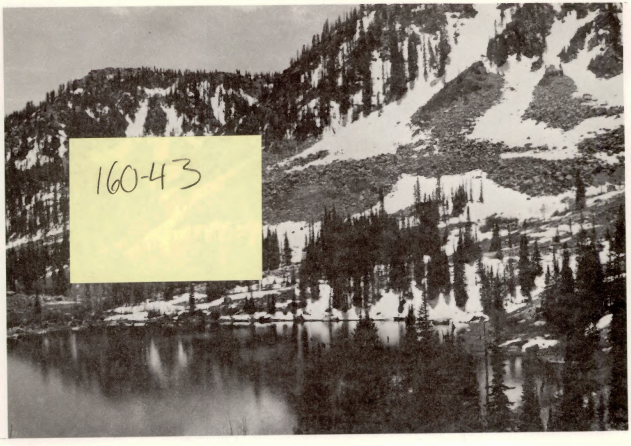
PARK CITY
Land Use Decisions
SUMMARY AND HIGHLIGHTS



BUREAU OF LAND MANAGEMENT
SALT LAKE DISTRICT OFFICE
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Salt Lake City, Utah 84119

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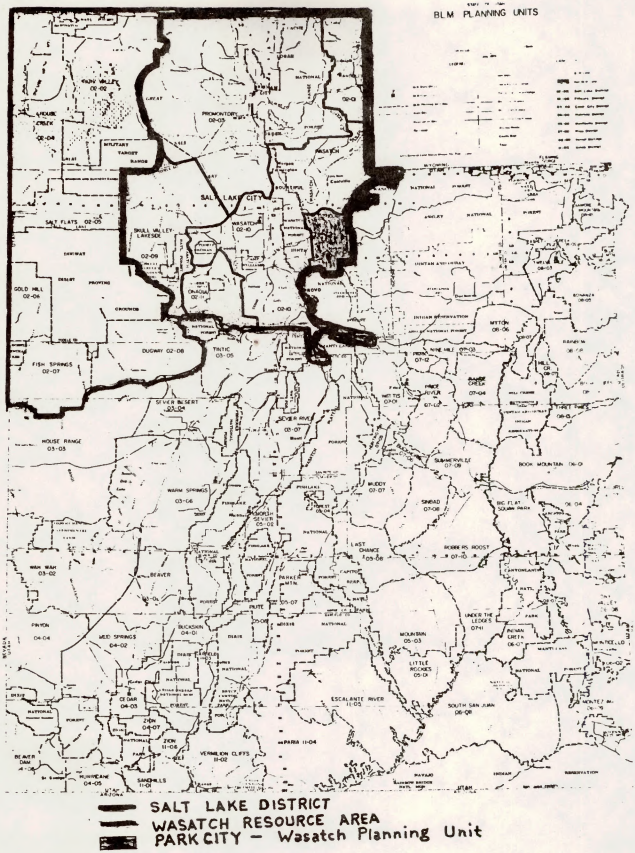

Foreword is correct spelling

FORWARD

The Bureau of Land Management is developing land use plans to help meet its management responsibilities on national resource lands (formerly called public lands) under its administration, and to help satisfy the needs of the using public. These plans are used as a framework for better decision making. This planning process is dynamic and continuous, and as new information is made available, the Bureau will periodically review and update the plans. Following the completion of the Management Framework Plan, activity or development plans will be prepared. These plans are very detailed and spell out just how projects will be constructed and resources managed.

This report is a summary of the major land use decisions made in the "Park City Management Framework Plan." Public participation played a major role in the development of this plan. General public meetings were held in Park City to obtain information on how the public wishes their lands to be managed. A specially invited group representing various activities met to discuss management proposals. Public comment is continually sought and additional comments are welcomed at this time and in the future.

As a reminder to the reader, the numbering system used to identify the NRL tracts was arbitrary and serves no other purpose than to readily identify certain tracts with respect to specific land use recommendations and/or decisions. These <u>are not</u> legal descriptions, therefore, cannot be accepted on a formal application for the tract. Since there are, in many instances, several tracts in one section, it would help identify the specific tract if

it were numbered, but a legal description of that tract is also necessary. Before final disposition of any of the tracts can be allowed, legal descriptions of the tracts will have to be determined.

Specific information not covered in this summary includes detailed maps, activity plan priorities, physical data, land tenure adjustment areas, development sites, rationale for each decision, etc. This information is available for public inspection at the Salt Lake District Office, Bureau of Land Management, 2370 South 2300 West, Salt Lake City, Utah, 84119.

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Physical Description

The Park City Planning Unit is located approximately 25 miles east of Salt Lake on the east slope of the Wasatch Mountain range. The unit encompasses 263,304 acres of which 5,144 are administered by the Bureau of Land Management.

The topography varies from high alpine peaks to productive valley bottoms, with most being a foothill-mountain type. The dominant topographic feature is the north-south oriented Wasatch Mountains. Clayton Peak, which lies just west of the P.U. boundary reaches an elevation of 10,721 feet. The gradient from the ridge tops to Heber Valley varies from 600-900 feet per mile. The gradient from Clayton Peak to Lake Brimhall is about 1,500 feet per mile.

There are several other distinct topographic elements within the P.U. which are herein briefly described starting from the northwestern portion of the P.U. and continuing east and south (Figure 1). Parley's Park is a meadow area north of Park City sandwiched betweem the Wasatch Mountains and the West Hills; most of which is outside the P.U. boundary. The West Hills are a plateau area bounded on the south by the Provo River, on the east by Rhodes Valley, and continuing out of the P.U. Rhodes Valley lies between the West Hills and the foothills of the Uinta Mountains. This valley is about four miles wide at the widest point. The region east of Heber Valley and south of the West Hills is known as the Rhodes Plateau. This region takes in about one-quarter of the P.U. and is bounded on the southwest by Daniels Canyon. Round Valley, in the south central portion,

is a narrow valley oriented northwest toward Deer Creek Reservoir. Gradients of the West Hills, Rhodes Plateau, and Round Valley are about 600-700 feet per mile. Heber Valley, the heart of the P.U., is an agriculturally productive valley about ten miles long and eight miles wide at its widest point.

The climate in the mountain valleys of the Park City Planning Unit is cool, but not harsh. Summers are short and mild; conversely, winters are long, but usually are not to severe.[5] Temperatures range from average maximums in the mid-80's in July and August to average minimums around 5 degrees F. in the winter. The number of freeze-free days in the mountain valleys generally averages around 100 days per year.[2] Above 6000 ft. elevation the number of freeze-free days decreases rapidly with increased elevation.

The Planning Unit receives most of its precipitation during the winter months, predominantly in the form of snowfall. Summertime thunderstorms in the mountains and mountain valleys play a minor role in the area's precipitation patterns. This seasonal variation is caused by two main factors: the changes in general circulation, and the topography.[2] Winter precipitation patterns in this area are generally associated with the influx of moist Pacific Ocean air masses that sweep in from the northwest. As these moist air masses are lifted by the mountain ranges there is a marked increase in precipitation with ascending elevation.

This pattern accounts for at least 75% of the moisture that falls in this area. The highest peaks of the Wasatch Range on the western edge of the unit receive 40 to 50 inches of precipitation annually, mostly in the form

of snowfall associated with this winter Pacific air mass movement. The mountain valleys, which lie to the east of this barrier, receive only 16 to 20 inches of moisture annually. The greatest portion of this is also due to snowfall associated with the moist Pacific air masses.

It is primarily attributable to a "rain shadow" effect that comparatively so little precipitation falls in the mountain valleys of the planning unit. These areas, generally below 6000 ft. in elevation are climatically classified as sub-humid, whereas the rest of the planning unit (above 6000 ft. elevation) is classified as humid.

Approximately 70% to 85% of the moisture received annually in the planning unit comes with this snowfall. The available moisture, therefore, is able to be utilized more efficiently than it would be in the form of summer and fall rainfall. With the advent of warmer weather, the snow melts slowly, and permits greater soil moisture infiltration and slower runoff. Moisture of this type greatly enhances vegetative growth and ground water recharge. For overall resource management purposes, retention of adequate vegetative cover is necessary to sustain annual snow pack development. This should be of benefit to all segments of the planning unit, as well as to components outside the unit that are dependent upon its water supplies and agricultural products.

The vegetation of the Park City unit is typical of the vegetation of the Wasatch high country of northern Utah. The wide variation in elevation causes gradients of temperature, precipitation, light intensity and quality soil development and growing season which determine the flora found on a

particular site. The plant life in the unit ranges from spruce-fir at the higher elevations to sage-grass in the lowlands. However, mountain shrub types predominate in the general aspect of the area. The most common species of within this type is Gambel's oak; which is often in association with chokecherry, serviceberry, and snowberry. Understanding species associated with this sub-type includes bluebunch wheatgrass, Idaho fescue, sheep fescue, sub-alpine needlegrass, and a variety of blue grasses. This sub-type is very productive of browse and is valued mainly as wildlife habitat and for aesthetics.

The most abundant and important big game animal is mule deer. Elk also frequent the area.

Mourning dove, sage grouse, blue grouse, ruffed grouse, chuckars, and pheasants make for an interesting variety of upland game birds found in the unit.

Substantial amounts of fish habitat are found with the unit, although the amount on national resource land is almost negligible. Approximately 58,000 fisherman days are spent annually trying for such species as rainbow trout, cutthroat trout, walleye, largemouth bass, mountain whitefish and kokanee.

With the tremendous amount of interests shown by other Federal, State, County, and local governments as well as private individuals on many of the BLM tracts, we were faced, in this planning effort, with determining if the highest public benefit would be received by disposing of these tracts to these interested parties or retain them.

Based on the resource data we acquired and the input from our public meetings, decisions were made for all tracts of national resource lands in the unit and are highlighted in the following sections.

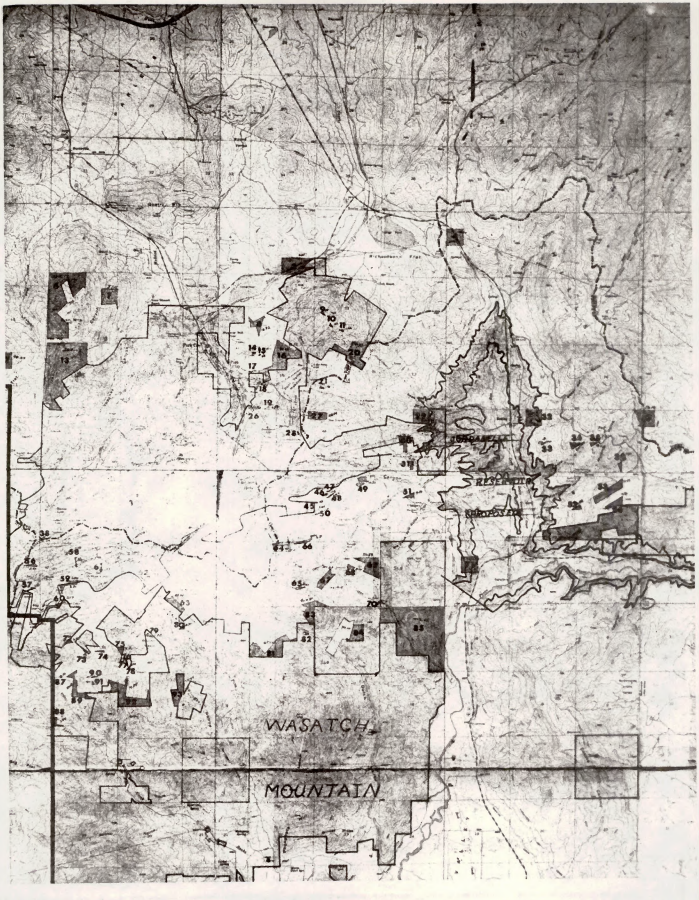
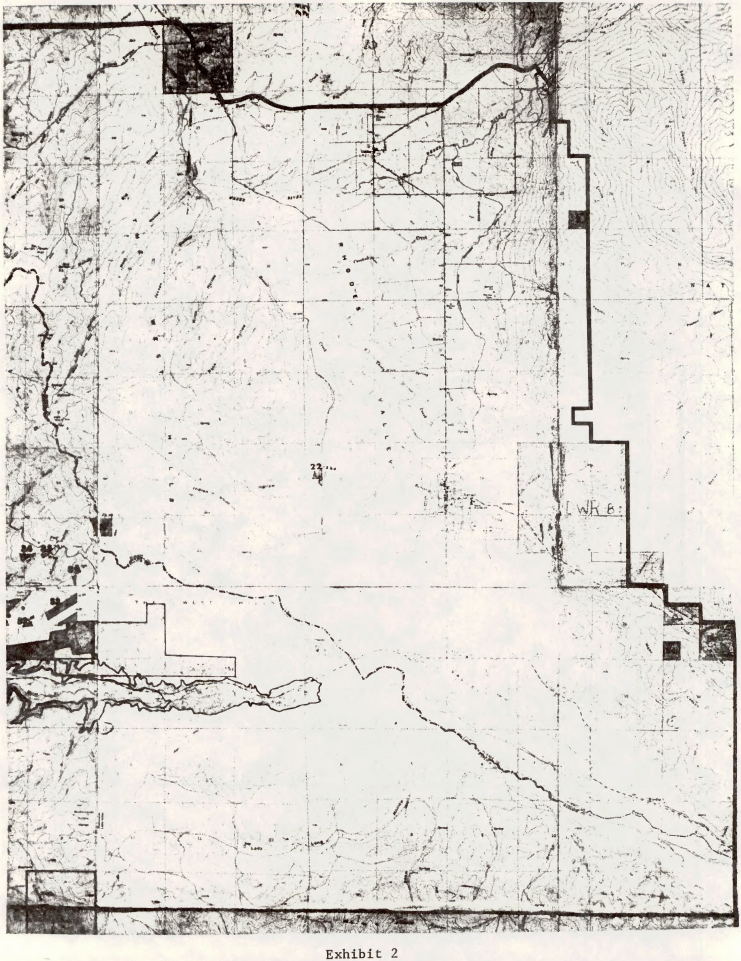


Exhibit 1



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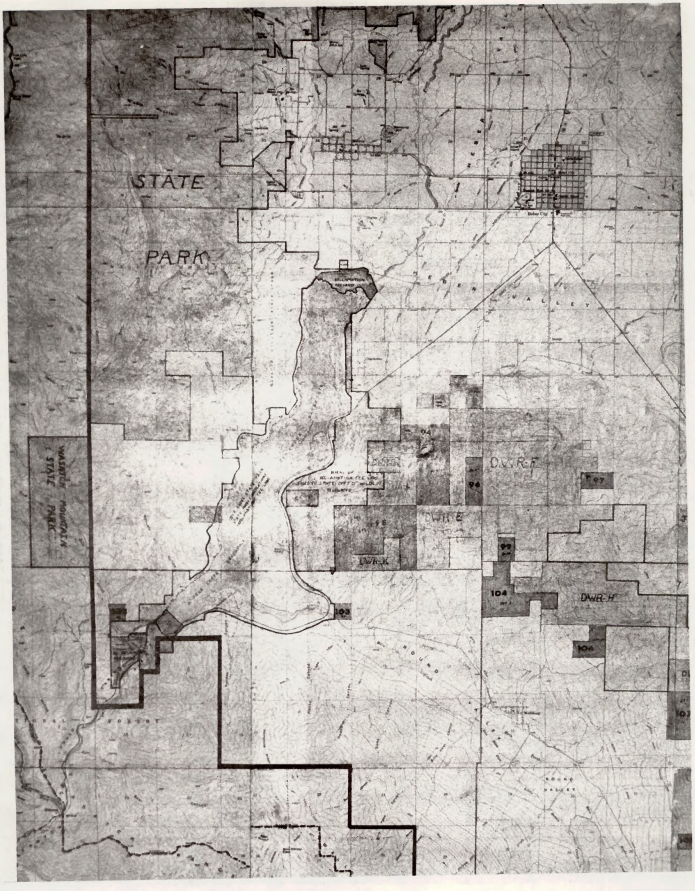

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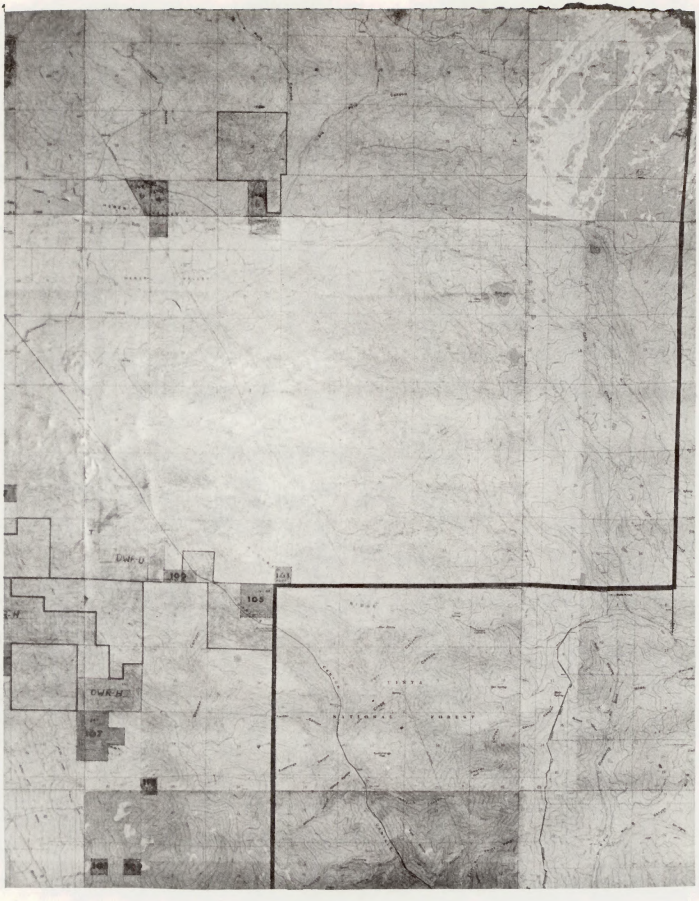


Exhibit 4

The Resources

Lands

Objectives:

Determine whether retention or disposal will be in the best public interest.

Basis:

The NRL within the northern portion of the planning unit are mostly fragmented tracts. These irregular patterns were a result of the numerous mineral patents that have been issued over the years. The balance of the planning unit contains isolated subdivisions.

Much interest has been shown over the past several years for NRL, and conflicting applications filed for many of the parcels.

Numerous trespasses have occurred due to the scattered land pattern and lack of management. BLM must decide whether to retain the land and manage it or dispose of it to the proper entity.

Management Decisions:

The following tracts will be considered for disposal under the Recreation and Public Purposes Act:

1. 95, 100, 101, 103, 105, and 107 to the Division of Wildlife Resources for inclusion into the Walsburg Big Game Habitat Management Area.
2. 1, 3 and 86 to Summit County for development into county parks. If Summit County fails to meet the requirements under R&PP, then Bertagnole's exchange application will be considered for tract 1.

3. 59 to the Utah Council of Girl Scout for additional land to their camp near Lake Bonneville.

4. 63, 70, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 87, 88, 89, 90, 91, 92 and 93 to the State Division of Parks and Recreation for inclusion into the Wasatch State Park.

   Although tract 85 is within a reclamation withdrawal for the proposed Jordanelle Reservoir, and more than likely be retained for that purpose, an agreement will be sought with the Bureau of Reclamation to enter into a Recreation and Public Purpose lease with the State on an indeterminate basis until the land is needed for the reservoir.

5. 40 and 102 to Wasatch County for County Parks.

6. 8 and 16 to Park City Municipal Corporation for City Parks.

The following tracts will be considered for disposal under Public Sale:

1. 6, 12, 108, 109 and 110. Although no specific interests were expressed in tracts 108, 109, and 110, they will be classified for Bureau Motion Public Sale.

The following tracts will be made available for disposal under State Selection:

4, 7, 51, 65, 67, 68, 69, 111, and 112

If mineral conflicts are such on tracts 6 and 12 so that they cannot be disposed under the Public Sale laws, these will also be made available for State Selection.

Tract 55 is presently under a withdrawal by the Bureau of Reclamation for their Jordanelle Project. However, if the tract is not necessary for the reservoir project, the Bureau of Reclamation will be requested to revoke their withdrawal and the State encouraged to select this tract.

The following tracts are being made available for withdrawal:

1. 2, 5, 9 thru 15, 17 thru 21, 24, 26 thru 28, 30, 31, 33 thru 39, 41 thru 50, 52, 53, 56, 57, 58, 60, 60a, 60b, 61, 62, 64, and 66 to the Wasatch National Forest.

   Tracts 2 and 5 are adjacent to the forest boundary and would make a logical addition to the forest. The remaining tracts are needed for a Forest Service exchange with United Park City Mines and Greater Park City Mines for land they control in the Brighton area. The Forest Service feels this trade is essential in protecting both the aesthetics and watershed value in upper Big Cottonwood Canyon.

2. 29, 32, 54, and 71 to the Bureau of Reclamation for their Jordanelle project. These tracts were identified as being national resource lands through the planning effort and we would be remiss and subject to criticism if we did not make these lands available to another Federal agency in support of their program. Had they been identified prior to the planning effort, the Bureau of Reclamation would have withdrawn these tracts at the time tracts 55 and 85 were withdrawn.

There are several tracts suspected of having unauthorized developments on them. Before any of these tracts can be disposed, the suspected trespass

must be substantial, damages collected, and improvements removed.

The following is a list of the tracts having suspected trespass and the nature of the trespass:

Tract No. 3 - T2S., R4E., Section 2 - S001

Possible trespass for:

telephone lines

power lines

irrigation canal

subdivision

Tract No. 16 and 18 - T2S., R4E., Section 15 - S004

Possible trespass for:

telephone lines

houses and outbuildings (Rossi Hill - the land status is questionable).

Tract No. 29, 30 and 31 - T2S., R4E., Section 24 - W005

Possible trespass for:

buildings

telephone lines (Tract No. 30)

Tract No. 103 - T5S., R4E., Sections 3 - W009

Possible trespass for:

utility lines

state highway

Tract No. 105 - T5S., R4E., Section 1 - W012

Possible trespass for:

Mt. Fuel pipeline

Tract No. 85 - T3S., R4E., Section 1 - W013

Possible trespass for:

Road - evidence of dumping

Mt. Fuel pipeline

Tract No. 61 - T2S., R4E., Section 31 - W015

Possible trespass for:

house

Tract No. 72, 73, and 74 - T3S., R4E., Section 5

Possible trespass for:

subdividing going on in this area.

Tract No. 63 and 80 - T2S., R4E., Section 32 & T3S., R4E., Section 5

Possible trespass for:

subdividing going on in this area

road

powerlines

Tract No. 4 - T2S., R5E., Section 6

Possible trespass for:

powerlines

natural gas pipeline

Highway 40 and 189

Tracts 44, 62, 63 - T2S., R4E., Section 32

Possible trespass for:

Brighton Estates Project

Minerals

Objectives:

To allow exploration and subsequent development of oil and gas to meet the national demand for these resources, consistent with national energy policies and related demands.

Basis:

The overriding policy is the lessening of U.S. dependence on foreign petroleum by increasing our domestic proven reserves. Additionally, the Bureau must assure adequate environmental protection; that fair market value is received; and development is orderly and timely.

The current domestic requirements for petroleum products constitute 76% of the total U.S. energy consumption.

Because of increased problems in importing crude, it is imperative that domestic exploration for oil be increased dramatically to close the ever widening gap between domestic production and demand. In 1974, the estimated demand for oil (includes imported crude and products) was 6.1 billion barrels as compared to 3.8 billion barrels of domestic crude and condensate production. For the past several years, the domestic production and proved reserves have declined and imports have increased. This is a very dangerous situation as illustrated by the fact that the U.S. has only 5.6 years of domestic proved reserves if we were 100% "energy independent" at current consumption rates and no new fields or extensions are discovered.

The Park City segment lies at the south end of an active oil and gas lease play. A recent oil and gas discovery 12 miles east of Coalville makes this

region look promising for an acelerated exploration play.

Management Decisions:

1. Suspend all geophysical exploration NRL in area G1. The remainder of the unit will be open to geophysical exploration.

2. The following categories will be applied when issuing oil and gas leases within the unit.

   A. Area G1 is suspended from oil and gas leasing.

   B. Area OG-1 is open to leasing but with special stipulations for surface protection.

   C. Area OG-2 is open to leasing.

   Exploratory and development drilling within the lease area will be conducted according to provisions within the leasing category.

3. With the USGS evaulate all intentions to drill oil/gas wells in potential geothermal and base and precious metal areas. For location see Exhibits 5 thru 8.

   All oil and gas activity was suspended in area G1 for several reasons. The major reasons are (1) The geology does not indicate a good potential for discovery, and (2) The resource values relative to open space, hiking, scenery, watershed, and wildlife should not be risked when this area is privately being developed to offer outdoor recreational opportunity, and the potential for discovery is so low. The land pattern and size of most of the NRL tracts lack access, therefore, roads would need to be constructed. Even if access was granted across private land, extensive surface

disturbance and erosion would occur from road construction. This would detract from the beauty of the area.

The restricted category was so designated because of the geothermal potential in this area. There are water based resources affecting Deer Creek reservoir meriting environmental consideration relative to oil and gas.

Wildlife habitat needs, particularly in the Wallsburg Area also must be considered in oil and gas activity.

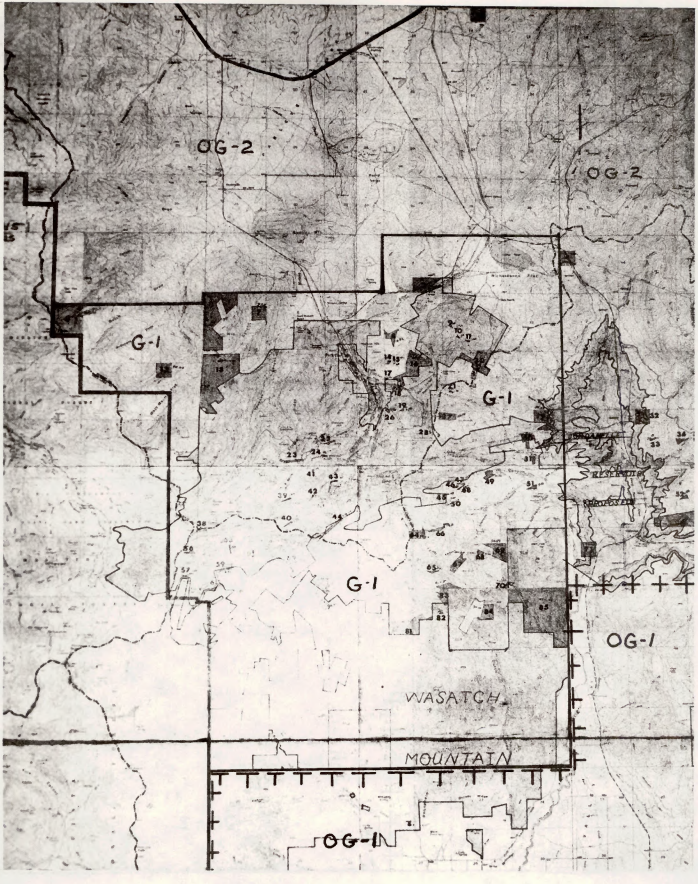
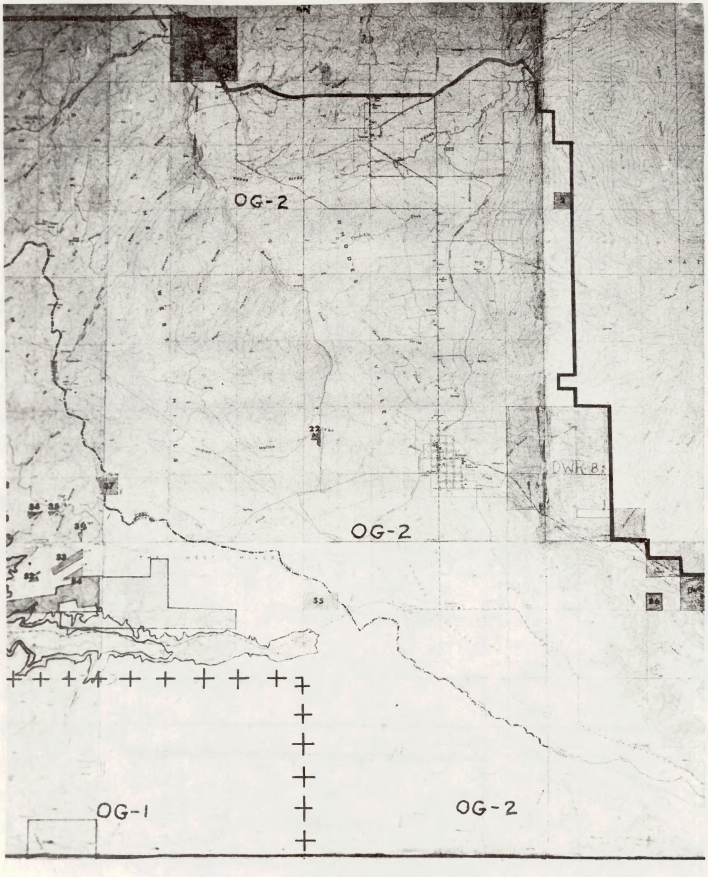


Exhibit 5



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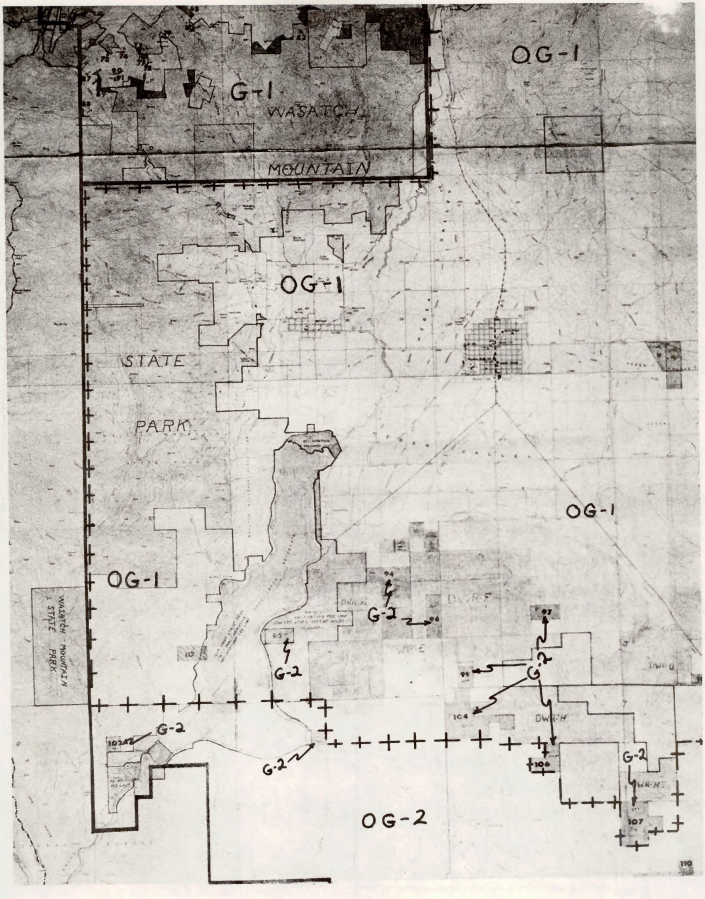
OG-1
G-1
WASATCH
MOUNTAIN
OG-1
STATE
PARK
OG-1
OG-1
G-2
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Exhibit 7

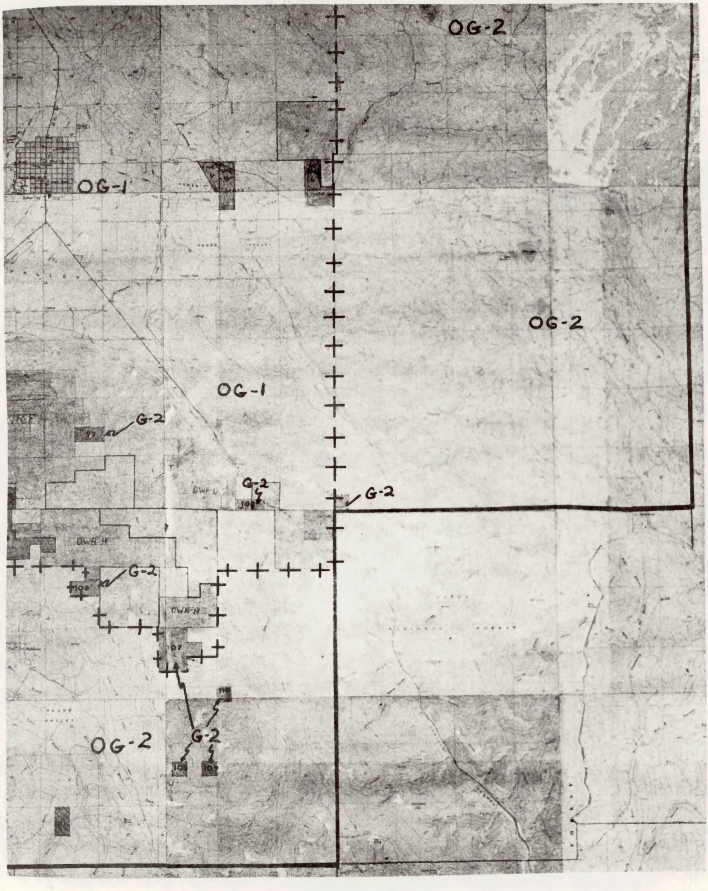

Exhibit 8

Objective:

To make available and encourage development of lead, zinc, silver, gold and cadmium to meet the national demand and boost the local economy.

Basis:

As evidenced by the embargos and high prices set by the oil, bauxite and phosphate cartels, the U.S. must move towards self-sufficiency in all mineral commodities possible. If domestic supplies do not increase, domestic users can expect dramatically increased prices for imported minerals. Currently, the domestic production of silver is only 22% of total consumption with demand expected to increase 4% per year until 1980. Domestic zinc production is 50% of U.S. consumption. Smelter production declined 5% last year, while consumption is expected to increase 3.1% per year. Because of the phasing out of lead as a gasoline additive and increasing U.S. mine production, the domestic supply-demand relationship is improving. However, significant quantities of lead are still imported and new uses are being developed.

An extensive 2 year development program by Park City Ventures in the heart of the Park City Mining District will culminate in production in April, 1975. This long term operation will have a significant impact on the local economy. State and local taxes should average $1,400,000 for a five year period. Payrolls will initially total $2,955,000 for 350 employees in 1975, increasing to $4,232,000 in 1976. The Union Pacific Railroad and local trucking contractors will realize $1,400,000 annually for concentrate haulage. In addition, the railroad and smelting establishments in Idaho, Montana and Oklahoma will also benefit financially.

Management Decisions:

The unit will remain open to location under the General Mining Laws.

Prior to any disposal of national resource lands within the consolidation Park City Mining District, a detached minerals investigation will be conducted. This will insure that potentially valuable sources of minerals are not also being disposed.

Minerals

Objective:

To make geothermal steam available for use on a managed and controlled basis consistent with national energy policies and related demands.

Basis:

Area M-3 has been classified as a potential geothermal resource area (PGRA) by the U.S. Geological Survey under the Geothermal Steam Act of 1970. Geothermal steam development can provide a relatively environmentally sound source of electric power. The decline in domestic petroleum production and proved reserves is making geothermal electric generation look promising. This was indicated by the $2.6 million offered in the Cove Fort-Sulfurdale competitive lease sale in March, 1975. As technology increases, geothermal steam will play an ever increasing role in the U.S. becoming energy self sufficient.

Management Decisions:

1. A. Allow geothermal exploration under 43CFR3209 on the following tracts only: 1, 2, 4, 55, 86, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103,

104, 105, 106, 107, 108, 109, and 110. Refer G2-Exhibits 5 thru 8.

B. Issue geothermal leases under the Geothermal Steam Act of 1970 only on tracts listed in 1A. According to 43CFR3201.1-5(6), geothermal leases will not be issued on patented lands where the minerals have been reserved to the United States, pending final decision on the title of geothermal resources pursuant to the provisions of section 21(b) of the Geothermal Act of 1970. In the event such leases can be issued, they will be allowed only in Area G3 shown on the overlay.

C. Do not allow either geothermal exploration or leasing in Area G1.

D. Restrict drilling operations for geothermal only to adequately protect surface resource values.

Livestock Forage:

Objective:

Maintain and/or improve livestock forage on NRL and place under custodial management all tracts of NRL 40 acres or more in size.

Basis:

Demand for summer range is expected to increase at least 19% by 1985. National resource lands can help meet this demand.

Licensing of these tracts is necessary to maintain and/or improve the range as stated in objective.

Management Decisions:

Provide a systematic inspection of livestock grazing to control unauthorized use and range degradation on tracts 29, 32, 54, 55, 71, 85, 108, 109, and 110. In hopes of gaining this control, Class II licenses for the carrying capacity of the Federal range will be issued to livestock operators presently using these tracts.

Present grazing licenses to Condas and Osguthorpe will continue pending final disposition of these tracts. However, during this interium, a change in the Condas license will be sought to improve the vegetative cover around White Pine Lake.

Wildlife

Objectives:

Maintain and improve big game wintering habitat in the Walsburg Game Range.

Basis:

The land in and around the Walsburg Game Range is a big game wintering area of major importance, currently wintering about one-fourth of the deer in deer management unit number 21 and being the only defined elk wintering area in the Park City Planning Unit. Winter range is the limiting factor on the populations of both species. Maintenance of the range is, therefore, necessary to the survival of a large part of the deer and elk in the area. Improvement of its carrying capacity would permit an increase in these populations.

Management Decisions:

The national resource lands, tracts 94, 96, 97, 98, 99, 104, and 106 will continue to be leased to the State Division of Wildlife Resources for their use in the Walsburg Game Range.

Tracts 95, 100, 101, 103, 105 and 107 will be leased to the Division of Wildlife Resources for inclusion into the game range.

If the Division of Wildlife Resources should become financially unable to continue leasing these tracts, consideration will be given to passing title to DWR or the State of Utah with assurance that DWR would receive title. If these types of arrangements cannot be made, then the Bureau of Land Management would enter into a cooperative agreement with DWR to management these tracts specifically for wildlife habitat.

Watershed

Objectives:

Improve water quality in the Drain Tunnel Creek and McHenry Canyon drainages by reducing the sulfate concentration from approximately 800 to 50 mg/l in McHenry Canyon, and from approximately 185 to 30 mg/l in Drain Tunnel Creek.

Basis:

Sulfate concentrations are high in Drain Tunnel Creek and McHenry Canyon Creek. These high concentrations are being dumped into the Provo River in alarming quantities, especially when stream flows are low in the summer time. The Provo River is an extremely important source of culinary water for the southern Wasatch Front communities.

It is necessary, first of all, to conduct a survey in these watersheds to determine the source of the sulfate concentrations.

Management Decisions:

Work cooperatively with the water-quality division of USGS to determine the sources of the sulfate concentrations.

Once the sources have been identified, and control procedures outlined, if NRL tracts 29, 54, 55, 85, 108, 109, and 110, are needed for these control devices, make them available and issue whatever permit is appropriate for construction. In the interim, if other NRL tracts are needed for control structures, contact entity, identified in the land use decisions, acquiring the tract, and coordinate control development with that party.

Recreation

Objectives:

To provide for an increase and diversity of quality and quantity recreational experiences while: (1) Providing outdoors recreation opportunities for all individuals; (2) Maintaining proper outdoor recreation standards of open space; (3) Minimizing environmental degradation wherever possible.

Basis:

The Park City Planning Unit is a diverse and varied area, with an abundance of opportunities to provide for a variety of recreation activities. These recreation opportunities can be developed to enhance the overall planning unit, as well as serve the recreation needs of a number of individuals.

There are many recreation opportunities within the recreational information system's identified areas of the planning unit which serve both the public and private sectors. Much of the NRL land lies adjacent to these recreation areas, and could easily be tied into these established areas. A great deal of the NRL land is also located in areas which are in great need of active recreation/open space areas (municipalities, counties, etc.).

The major recreation opportunities for this planning unit include: hunting, fishing, camping, picnicking, sightseeing, off-road vehicles use, skiing, water sports, collecting, hiking and rockhounding.

Management Decisions:

The Bureau is not proposing to retain and manage any tracts for recreation purposes with the BLM as the managing agency. However, the data and plan recognizes public recreation demand as high and growing, thus several tracts are being considered for disposal to Summit County, Wasatch County, and Park City Municipal Corporation for development into public parks. A number of tracts are also being made available to the State Division of Parks and Recreation for inclusion into the Wasatch Mountain State Park.

The tracts within the Walsburg Game Range will remain open to the public for outdoor recreational pursuits.

Generally, the bulk of the interest shown in the national resource lands was for eventual development and/or use for recreation activities. Thus many of the decisions will satisfy, in part, the demand for regional recreation.